

FOR SALE

Guide Price £362,000 to £372,000 Freehold



44 Thorne Way, St Marys Field, Cardiff. CF5 5DL

- DETACHED 4-BED & SPACIOUS FAMILY HOME
- SUPERB CONSERVATORY with TRIPLE BI-FOLDING DOORS & A BRAND NEW ROOF (NOV 24)
- GROUND FLOOR BEDROOM with EN-SUITE
- OPEN-PLAN LOUNGE & DINING ROOM
- MASTER BEDROOM with EN-SUITE
- CLOAKROOM/DOWNSTAIRS W.C
- BRAND NEW PORCELAIN (NON-SLIP) PATIO TO REAR GARDEN (JULY 25) - 6-SEATER HOT TUB TO STAY
- BRAND NEW SOLID OAK DOORS THROUGHOUT (JULY 24)
- 4x CAR DRIVEWAY
- FREEHOLD



Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

*** Guide Price: £365,000 to £375,000 *** A DETACHED & SPACIOUS 4-BED FAMILY HOME - GROUND FLOOR 4TH BEDROOM with EN-SUITE WET/SHOWER ROOM - OPEN-PLAN LOUNGE & DINING ROOM - SUPERB CONSERVATORY with TRIPLE BI-FOLDING DOORS & A BRAND NEW ROOF (FITTED NOV 24)- BRAND NEW SOLID OAK DOORS THROUGHOUT (JULY 24) - MODERN KITCHEN/BREAKFAST ROOM - CLOAKROOM/DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE - BRAND NEW PORCELAIN (NON-SLIP) PATIO TO REAR GARDEN (JULY 25) - 6-SEATER HOT TUB TO STAY - 5x CAR DRIVEWAY to FRONT - FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this Immaculate 4-Bedroom Detached Family Home comprising in brief; Entrance Hallway with Feature Balustrade to Staircase, Cloakroom/Downstairs W.c, Lounge Open-Plan to the Dining Room, Large Conservatory with Triple-Bi-Folding Doors & A Brand New Roof (Fitted Nov 24), Re-Fitted Kitchen/Breakfast Room, Bedroom 4 to Ground Floor with En-Suite Wet/Shower Room, Hatch to Insulated & Boarded Loft via Fold Down Wooden Ladders, Staircase to 1st Floor Landing, Hatch to Insulated & Boarded Loft via Fold Down Wooden Ladders,, Master Bedroom with Re-Fitted En-Suite, Bedrooms 2, 3 & a Re-Fitted Family Bathroom Suite with Marble Floor. The Extended Driveway to Front holds up to 4 Cars - The Rear Garden has Been Re-Laid with Large Porcelain Tile (Non-Slip) Patio, 6-Seater Hot Tub (To Stay). WOW FACTOR VERY EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS GREATLY IMPROVED FAMILY HOME - PLEASE CALL 02920 204 555 or Book Online 360 VR Tour Link > <https://tour.giraffe360.com/tremycoed72apEPC> Rating = D.Council Tax Band = E.Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

Cloakroom/Downstairs W.c

Living Room

Open-Plan to Dining Room - Electric Feature Fire-Place.

Dining Room

uPVC D/g Double French Patio Doors to Large Conservatory.

Large Conservatory - Brand New Roof (Fitted Nov 24)

Quality Fitted Conservatory with Triple Bi-Folding Doors & a Brand New Roof (Fitted Nov 24), Double Panel Radiator.

Kitchen/Breakfast Room - Re-Fitted

Modern Fitted Kitchen - Wall Mounted Worcester Greenstar 30i System Compact NG Condensing Combi-Boiler - uPVC D/g Double French Patio Doors to Rear Garden - Door to Under-Stair Storage Cupboard - Door to Bedroom 4 & En-Suite.

Bedroom 4 - Ground Floor

Door to En-Suite (Disabled Use) - Hatch to Insulated & Boarded Loft Space - uPVC D/g Door to Side of Property.

En-Suite/Wet Room - Ground Floor

Walk-In Shower Cubicle with Mixer Shower - Pedestal Wash Hand Basin - Close-Coupled W.c - Wall Mounted Electric Extractor Fan, Hatch to Insulated & Boarded Loft, Loft Light & Attached Fold Down Wooden Ladders.

Landing

Hatch to Insulated & Boarded Loft with Loft Light - Door to Airing Cupboard Housing Pressurised Tank.

Master Bedroom

Double Doors to Fitted Wardrobe - Door to En-Suite.

En-Suite - Re-Fitted

Shower Cubicle with Mixer Shower - Pedestal Wash Hand Basin - Close-Coupled W.c - Chrome Ladder Radiator - Ceiling Mounted Electric Extractor Fan - Fully Tiled Walls.

Bedroom 2

Bedroom 3

Family Bathroom - Re-Fitted

3-Piece White Matching Suite comprising of a P-Shaped Panel Bath with Mixer Shower Attached to Mixer Tap - Pedestal Wash Hand Basin - Close-Coupled W.c - Chrome Ladder Radiator - Ceiling Mounted Electric Extractor Fan - Fully Tiled Walls & Marble Floor.

Rear Garden - Beautiful & Landscaped (July 25)

Brand New Porcelain Tile (Non-Slip) Patio (July 25) & Astro-Turf all Enclosed by Feather Edge Fencing. Outside Tap, Outside Light. Lockable Side Gate Access to Front.

Private Driveway - EXTENDED

Extended Driveway holds up to 4 Cars



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: D (68)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice, 5G great

Construction Type

Floor: Solid, limited insulation (assumed)

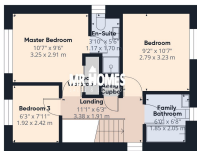
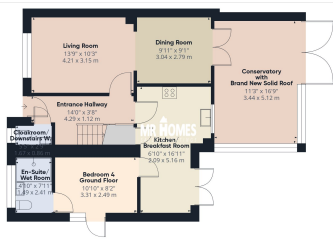
Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 20% of fixed outlets





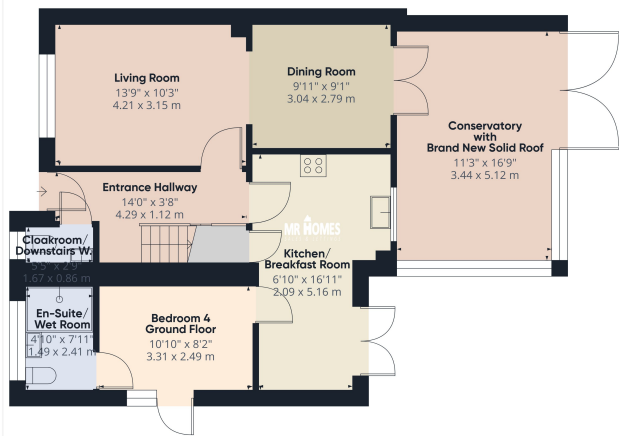
MR HOMES

Approximate total area**
1177 sq'
109.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAFTY 360



MR HOMES

Approximate total area**
880 sq'
81.0 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAFTY 360

